



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
Vasco da Gama, Goa

Ref. No. MPDA/1-C-239/2025-26/728

Date: 29/08/2025

COMPLETION CERTIFICATE

1. Development Permission issued vide Order No. MPDA/1-C-239/2019-22/1399 dated 06/01/2020, MPDA/1-C-239/2021-22/1540 dated 24/12/2021 & MPDA/1-C-239/2025-26/680 dated 20/08/2025 in the land situated at Vasco City, Mormugao Taluka bearing Chalta No. 43 of P.T.S No. 135.
2. Completion Certificate dated 21/08/2025 issued by Registered Arch. Vaibhav Sawant Reg. No. CA/99/24592.
3. Completion of Development checked on 25/08/2025 by Shri. Sandip Naik (D'Man, Gr. II).


(Sandip Naik)
D'Man, Gr. II

4. Infrastructure tax is paid vide Challan No. 2019-20/78 dated 02/01/2020 for an amount of Rs. 45,80,488/- (Forty Fourty Five Lakhs Eighty Thousand Four Hundred and Eighty Eight Only) & Challan No. IT/83 dated 23/12/2021 for an amount of Rs. 26,400/- (Twenty Six Thousand and Four Hundred Only).

5. This Certificate is issued with the following conditions:
Your Development has been checked and found completed.

Multi Family Dwelling Unit with Swimming Pool on Terrace

Basement Floor - Parking

Stilt Floor - Parking

1st Floor - 2BHK - 8 Nos

2nd Floor -- 2BHK - 8 Nos

3rd Floor -- 2BHK - 8 Nos

4th Floor -- 2BHK - 6 Nos

5th Floor -- 2BHK - 6 Nos

6th Floor -- 2BHK - 7 Nos

7th Floor -- 2BHK - 7 Nos

8th Floor -- 2BHK - 8 Nos

Total = 58 Units

6. The use of buildings should be strictly as per approval.

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7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
8. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate obtained from the concerned ~~Village Panchayat~~/Municipality on presentation of this Order.
9. This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/~~Village Panchayat~~ before issuing Occupancy Certificate.
10. As regard to the validity of conversion sanad, renewal of licence, the same shall be confirmed by the ~~Village Panchayat~~/Municipality before issuing Occupancy Certificate.
11. The Completion certificate issued is from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records (not received by the Authority or wrongly submitted by the applicant/applicants representative.
12. Structural Stability Certificate dated dated 21/08/2025 issued by Registered Engg. Mr. Rajesh Mahambrey Reg No. SE/0044/2010.
13. The Applicant has obtained NOC for height Clearance from Indian Navy vide Ref. No. 46/210/1/2021/268 Dated 06/08/2021.
14. The Applicant has obtained Conversion Sanad vide Ref. No. AC-II/SAL/CONV/48/2015/6956 dated 01/07/2016.
15. Clearance from the Directorate of Fire and Emergency Services has been obtained vide. ref. no. DFES/FPNA/FES2504774/2025/272 dated 22/08/2025.
16. As regards complaints pertaining to encroachments, Judicial Orders / directives and other legal issues, the same may be verified and confirmed by the concerned ~~Village Panchayat~~/Municipality, before issuing Occupancy Certificate.



(Sanjay A. Halornekar)
MEMBER SECRETARY

To,
Mr. Sharad C. Chopdekar P.O.A Kapil M. Betgiri
Off No.102, 1st floor, Kuber Narayani Building,
Near Ravindra Bhavan, Baina, Vasco-da-Gama-403802.

Copies to:

- a) The Chief Officer, Mormugao Municipal Council, Vasco-da-Gama, Goa.
- b) Office Copy
- c) Guard file.